

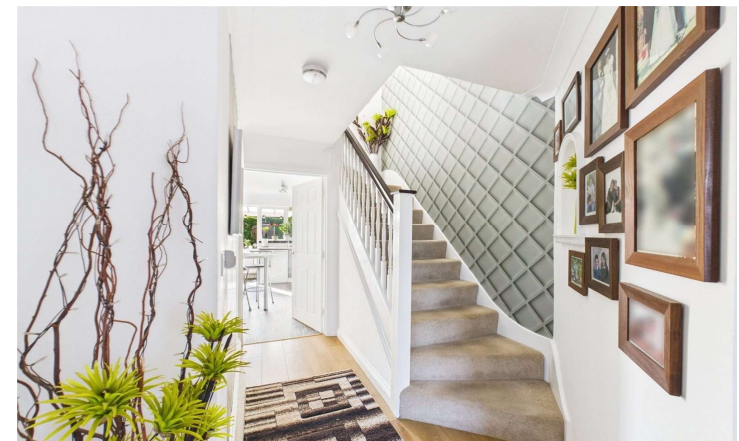


Bond
Oxborough
Phillips

Changing Lifestyles

132 Elizabeth Road
Bude
Cornwall
EX23 8AJ

Asking Price: £450,000 Freehold




Changing Lifestyles

01288 355 066
bude@boproperty.com

132 Elizabeth Road, Bude, Cornwall, EX23 8AJ

- DETACHED HOUSE
- IMMACULATELY PRESENTED
- 2 RECEPTION ROOMS
- 4 BEDROOMS
- 1 EN SUITE
- WALKING DISTANCE OF TOWN CENTRE
- SUPERB LANDSCAPED GARDENS
- DRIVEWAY
- GARAGE
- EPC: TBC
- COUNCIL TAX BAND: D



Enjoying a convenient location in this popular coastal town an opportunity to acquire an immaculately presented 2 reception, 4 bedroom (1 ensuite) detached modern residence offering spacious and versatile accommodation whilst benefiting from gas fired central heating complemented by UPVC double glazed windows throughout. Driveway with off road parking and access to garage with level low maintenance front garden and enclosed landscaped southerly facing rear gardens.



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The property occupies a convenient location within this popular coastal town which supports an extensive range of shopping, schools and recreational facilities together with its 18 hole links golf course and fully equipped leisure centre etc. The town itself lies amidst the rugged North Cornish coastline being famed for it's nearby areas of outstanding natural beauty and popular bathing beaches providing a whole host of water sports and leisure activities together with many nearby breath taking cliff top coastal walks. The bustling market town of Holsworthy lies some 10 miles in land whilst the port and market town of Bideford is some 28 miles in a North Easterly direction providing a convenient link to the A39 North Devon Link Road which in turn connects to Barnstaple, Tiverton and the M5 motorway.



Property Description

Covered Entrance

Reception Hall - Stairs leading to first floor. Door to WC.

Living Room - 16'7" x 11'8" (5.05m x 3.56m)

Box window to front elevation, feature living flame gas fired room heater with attractive surround together with marble inset and hearth. Double doors to:

Dining Room - 12'6" x 9'2" (3.8m x 2.8m)

Ample space for dining table and chairs with double glazed UPVC French doors to rear garden. Door to:

Kitchen - 11'8" x 8'9" (3.56m x 2.67m)

Fully fitted extensive range of modern roll top work surfaces with drawer and cupboard units below incorporating stainless steel single drainer sink unit with mixer taps, further range of matching wall mounted cupboard units, built in Neff double electric oven with 4 ring gas hob over and extractor hood above. Space and plumbing for dishwasher with recess for tall fridge/freezer, breakfast bar. Concealed wall mounted boiler supplying central heating and domestic hot water systems. Useful built in under stair storage cupboard. Window and door to the enclosed rear gardens.

WC - 5'11" x 2'10" (1.8m x 0.86m)

Close coupled WC and pedestal wash hand basin.

First Floor Landing - Access hatch to boarded roof void providing useful storage area complete with retractable aluminium loft ladder, built in airing cupboard.

Bedroom 1 - 10'11" x 10'10" (3.33m x 3.3m)

Double bedroom with window to rear elevation

En-Suite - 8'2" x 2'11" (2.5m x 0.9m)

Fully tiled shower cubicle complete with Mira shower unit, Vanity unit with inset wash hand basin, close coupled WC. Opaque double glazed window to side elevation.

Bedroom 2 - 10'9" x 9'9" (3.28m x 2.97m)

Double bedroom with window to front elevation

Bedroom 3 - 9'9" x 7'3" (2.97m x 2.2m)

Window to front elevation

Walk In Wardrobe/ Bedroom 4 - 10'10" x 7'4" (3.3m x 2.24m)

Built in wardrobes with sliding doors and fitted mirrors. Window to rear elevation.

Shower Room - 10'10" x 5'1" (3.3m x 1.55m)

Large enclosed shower with electric triton shower over, vanity unit with wash hand basin, low flush WC and Opaque double glazed window to side elevation.

Outside - The property is approached over its own entrance driveway providing vehicle parking area and leading to Garage. Gravel laid front garden with flower/shrub beds and borders, a path and gateway provide access along the side of the property to the enclosed rear garden principally laid to lawn. Well tended flower/shrub borders, timber decking pergola and pleasant seating area. Timber garden shed.

Garage - 17'5" x 8'3" (5.3m x 2.51m)

Up and over vehicular entrance door, power and light connected, access hatch to roof void (boarded to provide useful storage area), wall mounted electric heater.

Services - Mains electricity, water, drainage and gas.

EPC - Rating TBC

Council Tax - Band D

Mobile Coverage

EE	●
Vodafone	●
Three	●
O2	●

Broadband

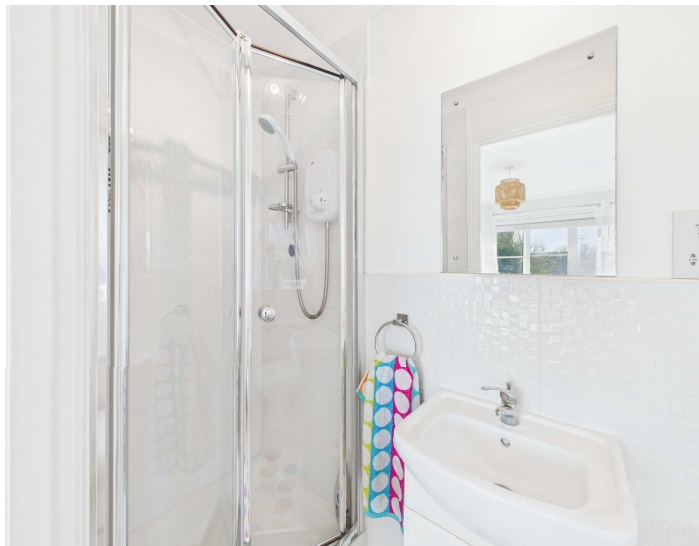
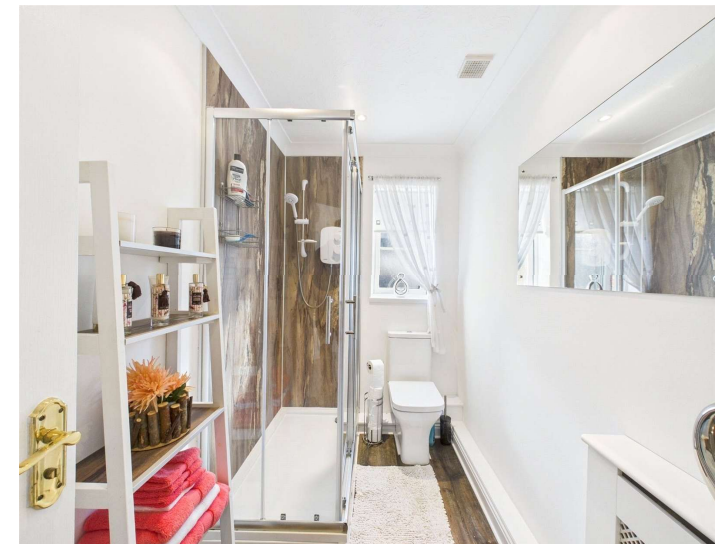
Basic	14 Mbps
Superfast	36 Mbps
Ultrafast	1000 Mbps

Satellite / Fibre TV Availability

BT	✓
Sky	✓
Virgin	✗



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of the town towards Stratton and turn left at the roundabout by Morrisons supermarket, continue for approximately 200 yards, follow the left hand bend into Elizabeth Road and continue until number 132 will be found on the left hand side with a Bond Oxborough Phillips for sale board clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find
and buy your new home...

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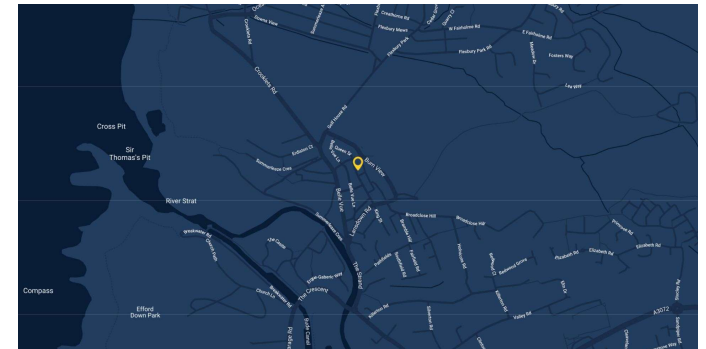
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